

UNITED STATES BANKRUPTCY COURT

Eastern District of Virginia (Richmond)

In re John W. Wallace and Rebecca Wallace
Debtor

Case No. 11-35982
Chapter 13

Notice of Mortgage Payment Change

If you file a claim secured by a security interest in the debtor's principal residence provided for under the debtor's plan pursuant to § 1322(b)(5), you must use this form to give notice of any changes in the installment payment amount. File this form as a supplement to your proof of claim at least 21 days before the new payment amount is due. See Bankruptcy Rule 3002.1.

Name of creditor: Wells Fargo Bank, N.A.

Court claim no. (if known): 6

Last four digits of any number you
use to identify the debtor's account: 8891

Date of payment change:

Must be at least 21 days after date of this notice

05/01/2012

New total payment:

Principal, Interest, and escrow, if any

\$805.41

Part 1: Escrow Account Payment Adjustment

Will there be a change in the debtor's escrow account payment?

- ☐ No
- ☒ Yes. Attach a copy of the escrow account statement prepared in a form consistent with applicable nonbankruptcy law. Describe the basis for the change. If a statement is not attached, explain why:

Current escrow payment: \$217.39

New escrow payment: \$212.40

Part 2: Mortgage Payment Adjustment

Will the debtor's principal and interest payment change based on an adjustment to the interest rate in the debtor's variable-rate note?

- ☒ No
- ☐ Yes. Attach a copy of the rate change notice prepared in a form consistent with applicable nonbankruptcy law. If a notice is not attached, explain why:

Current interest rate: _____

New interest rate: _____

Current principal and interest payment: _____

New principal and interest payment: _____

Part 3: Other Payment Change

Will there be a change in the debtor's mortgage payment for a reason not listed above?

- ☒ No
- ☐ Yes. Attach a copy of any documents describing the basis for the change, such as a repayment plan or loan modification agreement. (Court approval may be required before the payment change can take effect.)

Reason for change: _____

Current mortgage payment: _____

New mortgage payment: _____

Part 4: Sign Here

The person completing this Notice must sign it. Sign and print your name and your title, if any, and state your address and telephone number if different from the notice address listed on the proof of claim to which this Supplement applies.

Check the appropriate box:

☒ I am the creditor. ☐ I am the creditor's authorized agent.
(Attach a copy of power of attorney, if any.)

I declare under penalty of perjury that the information provided in this Notice is true and correct to the best of my knowledge, information, and reasonable belief.

 /s/ Tasia Codling _____ Date 03/26/2012 _____

Print: Tasia Codling _____ Title Ms _____

Company Wells Fargo Home Mortgage _____
Address MAC X7801-014
3476 Stateview Blvd.
Fort Mill, SC 29715

Specific Contact Information:
P: 800-274-7025
E: NoticeOfPaymentChangeInquiries@wellsfargo.com

CERTIFICATE OF SERVICE

I hereby certify that on March 26, 2012, I have served a copy of this Notice and all attachments to the following by U.S. Mail, postage pre paid and via filing with the US Bankruptcy Court's CM ECF system.

Debtor:

John W. Wallace
Rebecca Wallace
2102 2nd Ave
Richmond, VA 23222

Debtor's Attorney:

Roger C Hurwitz
The Debt Law Group, PLLC
Box 10
4036 Plank Road
Fredericksburg, VA 22407

Trustee:

Robert E. Hyman
P.O. Box 1780
Richmond, VA 23218-1780

/s/ Bill Taylor

Authorized Agent

0-e03f4d9b-e39f-4a46-8415-6afc82756868

WELLS
FARGO

HOME
MORTGAGE

Wells Fargo Home Mortgage
PO Box 14547
Des Moines, IA 50306-4547

For informational purposes

Escrow account disclosure statement
and notice of new mortgage payment

Loan number: [REDACTED]
Next payment due date: February 01, 2012
New payment effective date: May 01, 2012
New payment amount: \$805.41
Overage amount: \$98.66
Principal balance: \$108,370.91
Interest rate: 4.875%
Statement date: February 08, 2012
Account review period: Apr 2011 - Apr 2012
Customer service: 1-800-340-0473
Customer service hours: Mon - Fri 8 a.m. - 10 p.m.
Sat 8 a.m. - 2 p.m. CT
We accept telecommunications relay service calls.
Property address:
2102 2ND AVE
RICHMOND VA 23222-4620

JOHN W WALLACE
REBECCA M WALLACE
2102 2ND AVE
RICHMOND VA 23222

Dear JOHN W WALLACE and REBECCA M WALLACE:

Each year, we review your escrow account to make sure the escrow portion of your monthly mortgage payment covers your property taxes and/or insurance premiums. Increases or decreases in your annual taxes and/or insurance premiums may cause your monthly mortgage payment amount to change. Here are the details of your most recent escrow account review.

Note: This notice is for informational purposes only and is being provided as a courtesy should you voluntarily decide to make any escrow shortage payment, if applicable. This notice should not be construed as an attempt to collect a debt or a demand for payment contrary to any protection you may have received pursuant to your bankruptcy case.

New monthly escrow and mortgage payment amount

New payment effective date May 01, 2012 ¹	Current monthly payment (\$)	New monthly payment (\$)
Principal and/or interest	593.01	593.01
Escrow payment	194.97	189.98
Escrow shortage/prepayment ²	0.00	0.00
Optional insurance	22.42	22.42
Total payment amount	810.40	805.41

1. If you use one of our automatic payment options, we will adjust your electronic withdrawal(s) to ensure your May 01, 2012 payment is made in full.

2. If your current monthly payment includes an amount to cover a previous escrow shortage, this amount will be added. If your current monthly payment includes an adjustment for extra funds you deposited to your escrow account, this amount will be deducted.

You have an escrow account balance overage of \$98.66 for which we have issued the attached check. This check amount reflects a refund based on your escrow account analysis and may be due to smaller than expected tax and/or insurance payments made from your escrow account last year. Please note overage balances are not calculated or refunded based on a calendar year, but on your escrow analysis yearly review schedule.

Please refer to the enclosed insert that provides answers to
frequently asked questions about escrow accounts

WELLS
FARGO

HOME
MORTGAGE

Wells Fargo Home Mortgage
PO Box 14547
Des Moines, IA 50306-4547

WELLS FARGO BANK N.A.
WELLS FARGO BANK N.A.
ESCROW DISB CLRNG/708
889 552 [REDACTED]

Check Number
[REDACTED]

17-0001
0910

Mo	Day	Year
02	09	12

VOID ** FOR DISPLAY ONLY ** VOID

For payment of escrow to mortgage
NINETY EIGHT AND 66/100 DOLLARS

Pay to the order of
JOHN W WALLACE
REBECCA M WALLACE
2102 2ND AVE
RICHMOND VA 23222

Amount
\$ *****98.66

VOID - Not cashed within 180 days


Authorized signature

For informational purposes

Loan number:

The following information covers your projected escrow account activity from May 2012 to Apr 2013

Projected escrow account disbursements	
Annualized items to be paid from your escrow account (\$):	
MORTGAGE INS	530.76
CITY TAX	1,140.00
HAZARD INS	609.00
Total disbursements	2,279.76
Monthly escrow payment	189.98 ¹

1. Your monthly escrow payment is calculated by dividing the total disbursements by 12.

Projected escrow account activity for the next 12 months

Date	Anticipated payments (\$)		Description	Escrow balance (\$)	
	To escrow	From escrow		Projected	Required
May 2012			Starting balance	973.16	874.50
May 2012	189.98	44.23	FHA INSURANCE	1,118.91	1,020.25
May 2012	0.00	570.00	RICHMOND CITY	548.91	450.25
Jun 2012	189.98	44.23	FHA INSURANCE	694.66	596.00
Jul 2012	189.98	44.23	FHA INSURANCE	840.41	741.75
Aug 2012	189.98	44.23	FHA INSURANCE	986.16	887.50
Sep 2012	189.98	44.23	FHA INSURANCE	1,131.91	1,033.25
Oct 2012	189.98	44.23	FHA INSURANCE	1,277.66	1,179.00
Nov 2012	189.98	44.23	FHA INSURANCE	1,423.41	1,324.75
Nov 2012	0.00	609.00	TRAVELERS AETNA	814.41	715.75
Dec 2012	189.98	44.23	FHA INSURANCE	960.16	861.50
Dec 2012	0.00	570.00	RICHMOND CITY	390.16 ²	291.50 ³
Jan 2013	189.98	44.23	FHA INSURANCE	535.91	437.25
Feb 2013	189.98	44.23	FHA INSURANCE	681.66	583.00
Mar 2013	189.98	44.23	FHA INSURANCE	827.41	728.75
Apr 2013	189.98	44.23	FHA INSURANCE	973.16	874.50
Total	2,279.76	2,279.76			

These calculations indicate the projected escrow balance will be more than the required escrow balance.

The projected escrow account activity is based on the most recent tax and/or insurance information available as well as the assumption that your payments will be received as agreed.

2. **Projected low point** . The point during the 12-month period at which the projected escrow balance will reach its lowest point.

3. **Required escrow balance**. To cover unanticipated disbursements, including increases to tax or insurance payments, there is a 2-month minimum escrow balance allowable by state law and/or your mortgage contract. This amount does not include mortgage insurance.

- Your 2-month minimum escrow balance is **\$291.50**
- State law requires that this minimum escrow balance not exceed **\$291.50**
- Note: If you have an adjustable rate mortgage (ARM), you will receive a notice about your new mortgage payment when your ARM rate is scheduled to change.

Information about your escrow account overage	
Your lowest projected escrow account balance (low point) (\$)	390.16
Less your required minimum escrow account balance (\$)	291.50
This means your escrow account has an overage of (\$)	98.66

For informational purposes

Loan number:

The following information covers your escrow account history activity from Apr 2011 to Apr 2012

Date	Payments to escrow (\$)		Payments from escrow (\$)		Description	Escrow balance (\$)	
	Projected	Actual	Projected	Actual		Projected	Actual
Apr 2011					Starting balance	750.00	807.42
Apr 2011	194.97	194.97	44.97	0.00 ¹	FHA INSURANCE	900.00	1,002.39
Apr 2011	0.00	0.00	0.00	44.97 ¹	FHA INSURANCE	900.00	957.42
May 2011	194.97	194.97	44.97	0.00 ¹	FHA INSURANCE	1,050.00	1,152.39
May 2011	0.00	0.00	606.00	0.00 ¹	RICHMOND CITY	444.00	1,152.39
May 2011	0.00	0.00	0.00	44.97 ¹	FHA INSURANCE	444.00	1,107.42
Jun 2011	194.97	194.97	44.97	0.00 ¹	FHA INSURANCE	594.00	1,302.39
Jun 2011	0.00	0.00	0.00	44.97 ¹	FHA INSURANCE	594.00	1,257.42
Jun 2011	0.00	0.00	0.00	606.00 ¹	RICHMOND CITY	594.00	651.42
Jul 2011	194.97	194.97	44.97	0.00 ¹	FHA INSURANCE	744.00	846.39
Jul 2011	0.00	0.00	0.00	44.97 ¹	FHA INSURANCE	744.00	801.42
Aug 2011	194.97	194.97	44.97	0.00 ¹	FHA INSURANCE	894.00	996.39
Aug 2011	0.00	0.00	0.00	44.97 ¹	FHA INSURANCE	894.00	951.42
Sep 2011	194.97	194.97	44.97	0.00 ¹	FHA INSURANCE	1,044.00	1,146.39
Sep 2011	0.00	0.00	0.00	44.97 ¹	FHA INSURANCE	1,044.00	1,101.42
Oct 2011	194.97	194.97	44.97	0.00 ¹	FHA INSURANCE	1,194.00	1,296.39
Oct 2011	0.00	0.00	0.00	44.97 ¹	FHA INSURANCE	1,194.00	1,251.42
Nov 2011	194.97	194.97	44.97	0.00 ¹	FHA INSURANCE	1,344.00	1,446.39
Nov 2011	0.00	0.00	588.00	609.00 ¹	TRAVELERS AETNA	756.00	837.39
Nov 2011	0.00	0.00	0.00	44.97 ¹	FHA INSURANCE	756.00	792.42
Dec 2011	194.97	194.97	44.97	0.00 ¹	FHA INSURANCE	906.00	987.39
Dec 2011	0.00	0.00	606.00	0.00 ¹	RICHMOND CITY	300.00	987.39
Dec 2011	0.00	0.00	0.00	44.97 ¹	FHA INSURANCE	300.00	942.42
Jan 2012	194.97	194.97	44.97	44.97	FHA INSURANCE	450.00	1,092.42
Jan 2012	0.00	0.00	0.00	570.00 ¹	RICHMOND CITY	450.00	522.42
Feb 2012 est.	194.97	194.97	44.97	0.00 ¹	FHA INSURANCE	600.00	717.39
Feb 2012	0.00	0.00	0.00	44.23 ¹	FHA INSURANCE	600.00	673.16
Mar 2012 est.	194.97	194.97	44.97	44.97	FHA INSURANCE	750.00	823.16
Apr 2012 est.	0.00	194.97 ¹	0.00	44.97 ¹	FHA INSURANCE	750.00	973.16
Totals	2,339.64	2,534.61	2,339.64	2,368.87			

1. Indicates where a difference exists between the projected and actual account activity.

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Your escrow statement has a new look

We did the research before the redesign! We talked to customers to understand your preferences and how you use your escrow statement.

Your new statement has all the details of the old one, but has been enhanced to provide you with more clearly defined information to make it easier for you to manage your account.

Please refer to the enclosed insert that provides answers to frequently asked questions about escrow accounts.

